

PROPOSED CARRIAGE HOME AREA
NORTH END - BETHEL COMMUNITY

Site Data

OWNER/APPLICANT: Bethel Community, LLC
11958 Cortez Lane
North Port, FL 34287

PROJECT AREA: ±97.34 Acres

EXISTING ZONING: RSF 3.5

PROPOSED USE: PD

EXISTING LAND USE: VACANT, RESIDENTIAL

FUTURE LAND USE: LOW DENSITY RESIDENTIAL

FLOOD ZONE: Zone X

ALLOWABLE DENSITY: 3.5 Units/Acre
3.5 x 97.34 Ac. = 340.7 Units

PROPOSED DENSITY: 3.37 Units/Acre
SINGLE FAMILY LOTS: 144 Units (Exist. Lots, 160 Minus 16)
VILLAS LOTS: 78 Units (Exist. Lots V1 thru V78)
CARRIAGE HOMES: 106 Units (Proposed Condominiums)
TOTAL UNITS: 328 Units

EXIST. DRC APPROVAL: DRC-F-05-54pp for 238 Lots (160 + 78)

Note: Total Existing/Approved Residential Area: ±92.9 Ac.
Total Proposed Residential Area w/ Carriage Homes: ±97.34 Ac.

MINIMUM LOT SIZE:
TYPICAL LOT 10,000 S.F. (80'x125')
VILLA LOT 5,500 S.F. (50'x110')
CARRIAGE HOME AREA 358,939 S.F. (±275' x 1,298')

SETBACKS FROM PROPERTY LINE:
TYPICAL LOT
FRONT YARD: ABUTTING ROAD: 25 FEET
SIDE YARD: ABUTTING ROAD: 15 FEET
REAR YARD: ABUTTING ROAD: 25 FEET

VILLAS LOT
FRONT YARD: ABUTTING ROAD: 20 FEET
SIDE YARD: ABUTTING ROAD: 10 FEET
REAR YARD: ABUTTING ROAD: 20 FEET

CARRIAGE LOT
N.W. & E. YARDS: MIN. 25 FEET
SOUTH YARD: 18 FEET (As shown-See Sht. 2)
INTERIOR: ZERO

ACCESSORY BLDGS. (All Lots):
REAR LOT LINE: 10 FEET
SIDE YARD: SAME AS PRINCIPAL BLDG.
ABUTTING R.O.W.: 15 FEET

MAX. BUILDING HEIGHT:
RESIDENTIAL: 38 FEET

MAX. LOT COVERAGE:
RESIDENTIAL: 35%

APPROX. LOT COVERAGES:
BUILDINGS: 18.3 Ac. 19%
PAVED AREAS: 31.3 Ac. 32%
REC./OPEN SPACE: 29.1 Ac. 30%
LAKE AREA: 18.6 Ac. 19%
97.3 Ac. 100%

PARKING:
COMMUNITY CLUBHOUSE - 5,084 S.F. 1 SPACE / 150 S.F.
(See Sht. 1, Main Clubhouse near Main Entrance)
AND POOL 1,381 S.F. / 150 = 33.9 PLUS COURTS: 2 SPACES
36 REQUIRED
36 PROVIDED WITH 2 HANDICAP

CARRIAGE HOMES (CONDOS) - 106 Units x 1.5 = 159
REQUIRED: 1.5/Unit
PROVIDED: 1.5/Unit

NORTH END CLUBHOUSE - ±1,000 S.F. (±24' x 40' Shown)
AND POOL 600 S.F. / 150 = 10.7
11 REQUIRED
11 PROVIDED

NOTE: EXIST. DRC APPROVAL for 92.9 Ac.
DRC-F-05-54pp



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REVISIONS		
07/06/07	Revise Lots Number	TAH

Bethel Community, LLC

Bethel Community
Charlotte County, Florida

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Cert. No. 54786

**Proposed Site Plan with Carriage Homes
North End - Bethel Community**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
07/12/06	20034178	9-40-21	1" = 150'	2 of 2